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MANCHESTER

Archaeological evaluation :  
Dakota Manchester, Ducie Street,  
Piccadilly, Manchester  
Burns, ML

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MANCHESTER

## Archaeological Evaluation

Dakota Manchester,  
Ducie Street,  
Piccadilly,  
Manchester

**Client:**

Evans Dakota Ltd

**Planning Ref:**

114818/FO/2016

**Technical Report:**

Mandy Burns

**Report No:**

SA/2017/47





**Site Location:** The study area comprises a brownfield site, bounded to the west and north by the Rochdale Canal, a car park to the east and Ducie Street to the south.

**NGR:** Centred at NGR SJ 84843 98193

**Project:** Dakota Manchester, Ducie Street, Piccadilly: Evaluation

**Planning Ref:** 114818/FO/2016

**Internal Ref:** ELCA1075

**Report No:** SA/2017/47

**Prepared for:** Evans Dakota Ltd

**Document Type:** Archaeological Evaluation Report and Updated Written Scheme of Investigation

**Version:** Version 1

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**Date:** June 2017

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**Position:** Assistant Director of Archaeology  
**Date:** June 2017

Signed: 

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## Summary

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In May 2017, Salford Archaeology was commissioned by Evans Dakota Ltd to carry out an archaeological evaluation of a site situated off Ducie Street in the Piccadilly area of Manchester (centred on NGR SJ 84843 98193). The work was required to inform and support a planning application (Planning Ref 114818/FO/2016) for the proposed Dakota Hotel Development.

The evaluation was carried out in the light of the conclusions drawn from an archaeological assessment of the site, and comprised the excavation of four trenches, which were placed across the footprint of a stable block and small industrial building associated with the Rochdale Canal, a row of 18<sup>th</sup>-/19<sup>th</sup>-century workers' housing and an associated public house. The evaluation was intended to determine the presence, extent, depth, state of preservation and significance of the archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains, in line with the guidance provided by the National Planning Policy Framework.

The results obtained from the evaluation trenching has demonstrated that the southern part of the study area has considerable potential for the survival of buried archaeological remains, and specifically those pertaining to a stable block and row of buildings associated with the Rochdale Canal. It is not considered that any of these remains are of national importance that would necessitate preservation *in-situ*, although, in archaeological terms, the remains encountered during the evaluation are considered to be of local significance, which merit a strategy for further investigation to be implemented to mitigate their ultimate loss during the proposed construction programme.

Following consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisors to Manchester City Council, it is recommended that a programme of detailed archaeological excavation of the southern part of the site would be an appropriate course of action to mitigate the damage or loss of the archaeological remains. This should be targeted on the footprint of the surviving remains of a row of industrial buildings and a stable block, and should be intended to establish the plan form, chronology, and dating for structures associated with the Rochdale Canal.

# 1. Introduction

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## 1.1 Background

Evans Dakota Ltd has submitted a planning application (Planning Ref 114818/FO/2016) to construct the proposed Dakota Hotel, a nine-storey tower. The construction of the new building will inevitably require considerable earth-moving works, which have a potential to impact on any below-ground archaeological resource. The archaeological interest in the site was highlighted in a desk-based assessment. This comprehensive study concluded that proposed development area had some potential to retain buried archaeological remains of local significance, which would merit recording should they be damaged or destroyed by the construction works. In particular, it was considered that the site had potential to contain buried remains of 18<sup>th</sup>-century workers' houses and a public house and a row of industrial buildings possibly associated with the canal age.

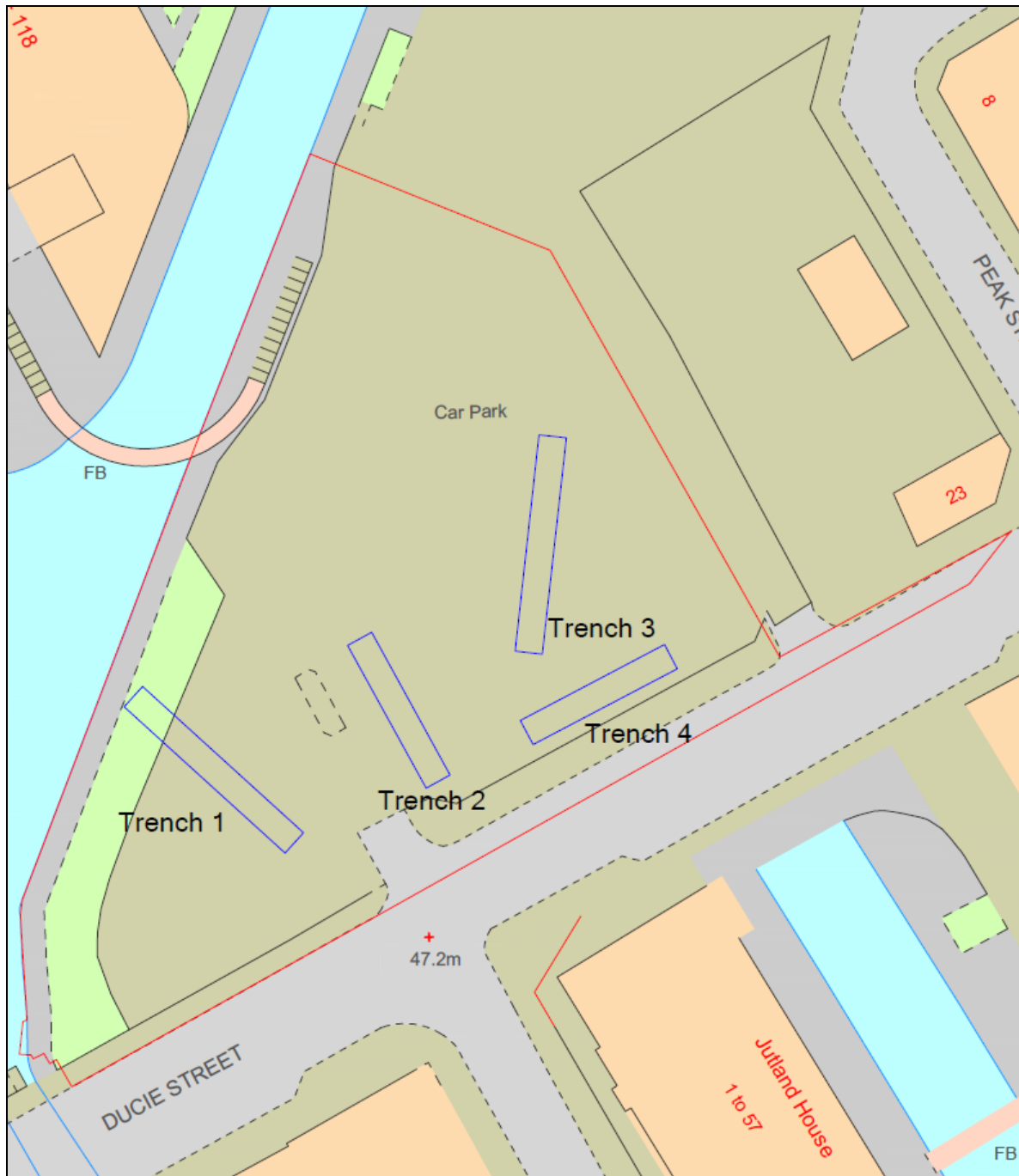
In the light of the conclusions drawn by the desk-based assessment, the Greater Manchester Archaeological Advisory Service (GMAAS), which provides archaeological advice to Manchester City Council, recommended that an archaeological investigation should be carried out in advance of the construction work for the proposed development. In the first instance, the investigation was intended to determine the presence, extent, depth, state of preservation and significance of the archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains, in line with the National Planning Policy Framework, Paragraph 128.

In May 2017, Salford Archaeology, within the Centre for Applied Archaeology at the University of Salford, was commissioned by Evans Dakota Ltd to carry out the recommended scheme of archaeological investigation, which comprised the excavation of four evaluation trenches. These were placed across the footprint of the eighteenth/nineteenth century workers' housing and public house, and stable block and industrial buildings. The evaluation was carried out in June 2017.

## 1.2 Location and Geology

The site of the proposed Dakota Hotel (centred on NGR SJ 84843 98193) lies in the Piccadilly Basin area of the city of Manchester (Fig 1). It is bounded to the west and north by the Rochdale Canal, to the east by a car park and to the south by Ducie Street (Plate 1). The area of archaeological interest as identified in the desk-based assessment is limited to the southern part of the development site, enclosed by a recently demolished multi-storey tower block, where the application area covers a tract of an early / mid-19<sup>th</sup>-century wharf, late 19<sup>th</sup>-century industrial buildings and a factory, which are of some historic interest.

The solid geology comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvatile/lacustrine origin (Hall *et al* 1995, 8).



*Plate 1: Site area and evaluation trenches superimposed onto a modern OS map*

## 2. Historical Background

### 2.1 Background

The development site was developed initially during the late 18<sup>th</sup> century, when a row of workers' housing and a public house were erected on what became Junction Street. The area subsequently became part of the Piccadilly Basin, the principal terminus of the Rochdale Canal, which was developed from 1806 onwards, although the first canal-related buildings within the study area, comprising two large stable blocks, date from 1824. Junction Wharf was developed during this period, together with further industrial buildings. An idea of the development sites' archaeological potential can be gleaned from a map produced in 1831 (Plate 2) by Bancks & Co. This map shows the location of houses on Junction Street and Whittles Croft (now Ducie Street) and the completed Rochdale Canal.

Towards the late 19<sup>th</sup> century, one of the industrial buildings was redeveloped and enlarged and part of the stable blocks was demolished and redeveloped as a warehouse, alongside a small and short-lived factory. A small saw mill was added to Junction Wharf, before being replaced by a larger building in the early 20<sup>th</sup> century.

By 1922, the late 18<sup>th</sup>-century housing and public house had been demolished and replaced with a multi-storey office block known as Eider House (since demolished). The saw mill was also demolished during this period, although the rest of the buildings appeared to have survived into the 1990's, but have since been cleared.

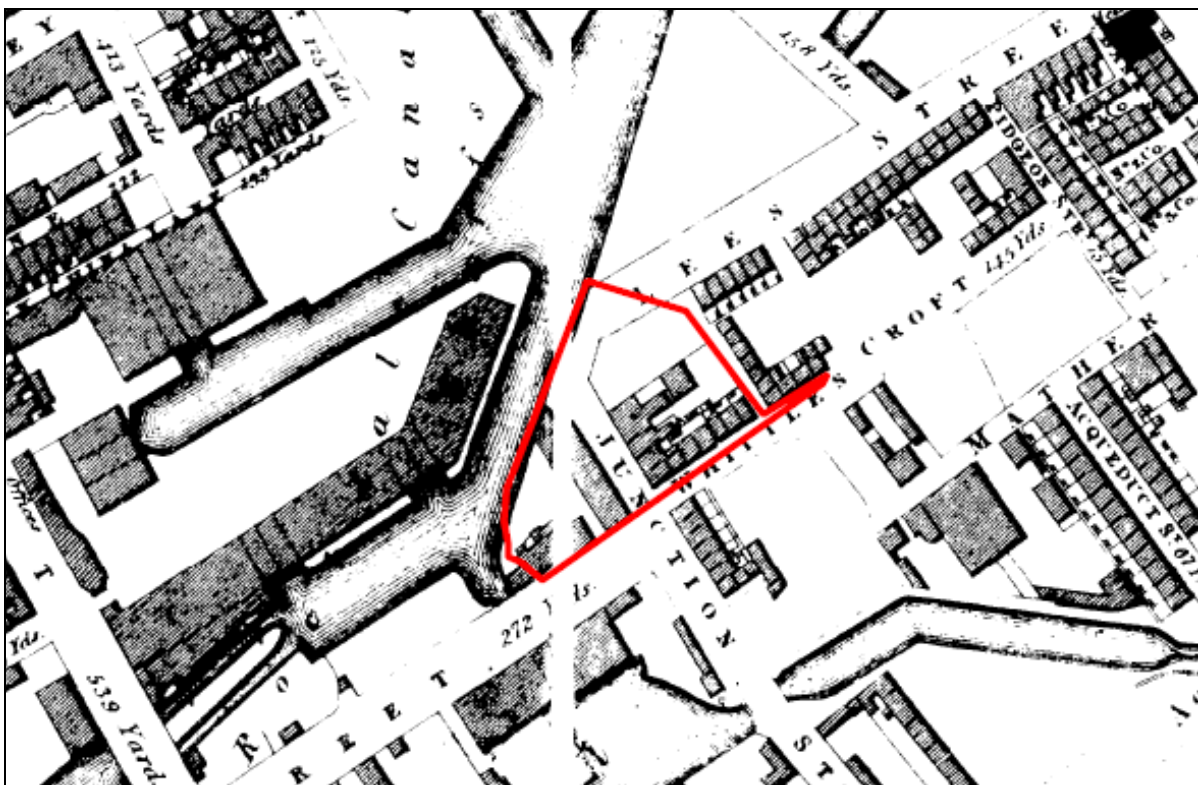


Plate 2: Extract from Bancks & Co's map of 1831, with the red line marking the site boundary



## 3. Methodology

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### 3.1 Excavation Methodology

Before excavation, the client provided Salford Archaeology with service plans for the area, and the position of the evaluation trenches and surrounding areas were scanned with a cable avoidance tool to ensure that no live cables would be disturbed during the programme of works. Four trenches were excavated using a wheeled mechanical excavator with a 1.80m wide toothless ditching bucket down to the level of surviving archaeological features or natural geology. A breaker was used to initially remove areas of hard standing. The machine excavation was supervised by a professional archaeologist at all times. The locations of the trench are shown on the trench location plan (Figs 2-4).

### 3.2 Recording Methodology

Separate contexts were recorded individually on Salford Archaeology *pro-forma* trench sheets. The trenches were located and planned by total station theodolite using EDM tacheometry. Levels were established using an Ordnance Datum height taken from a station used for the client's initial topographic survey of the site area.

Photography of all relevant phases and features were undertaken in digital format using a digital SLR camera. General working photographs were taken during the archaeological works, to provide illustrative material covering the wider aspects of the archaeological work undertaken.

All fieldwork and recording of archaeological features, deposits and artefacts were carried out to acceptable archaeological standards. All archaeological works carried out by the CfAA are carried out to the standards set out in the Code of Conduct of the Chartered Institute for Archaeologists.

## 4. *Evaluation Results*

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### 4.1 *Introduction*

In total, four evaluation trenches were placed across the proposed development site (Fig 2). These were targeted on the footprint of workers' housing and public house, a range of buildings and a stable block associated with the Rochdale Canal that were considered in the desk-based assessment compiled during the design stage of the project to be of potential archaeological interest.

### 4.2 *Trench 1*

Located towards the southern corner of the study area, this L-shaped, north-west/south-east-aligned trench measured 20 x 2m, was placed across the row of former canal buildings situated to the south of Junction Street. Various structural remains of archaeological interest were encountered along the length of the trench (Plate 3).



*Plate 3: General view of Trench 1, looking south-east*



An area of bonded stone setts was revealed in the central section of the trench, just below the modern ground surface, with varying types of floor surfaces exposed to the north and south. Excavation at the north-western end of the trench revealed the edge of a concrete floor, to the west and south of which was the remains of hand-made brick walls with a rectangular stone block (measuring 0.23 x 0.32 x 0.30m) at the junction of a return (Plate 4). These are likely to have formed the remains of the floor and walls of a room within the row of canal-related buildings (Figs 2 and 3). The wall to the south of the concrete floor comprised three brick courses in width (0.36m), aligned east/west, excavated to a length of 0.91m and appeared to continue into the eastern baulk. At the western end of this wall was a return to the south, also comprising three brick-courses in width (0.36m), aligned north/south and excavated to a length of 1.95m, where the wall appeared to have been truncated to the south and possibly continued north into the baulk of the trench (Plate 5).



*Plate 4: The remains of two walls and a concrete surface found at the north-west end of Trench 1, looking north-west*

On the southern side of the walls, a deposit comprising mid-brown sand and river pebbles was exposed (Plate 6). A sondage excavated through this deposit revealed a ceramic drainpipe set into a light brown clay. No further excavation was conducted in this area.





*Plate 5: Three brick-course wide wall found at the north-west end of Trench 1, looking west*



*Plate 6: Ceramic drain pipe found within a clay deposit, looking east*



Two further redundant drains were exposed to the south of the sondage within the sand and river pebble deposit, which appeared to have truncated the remains of the buildings. Both were ceramic pipes of probable 20<sup>th</sup>-century date, one of which appeared to be associated with a square metal drain (0.18x0.18m).



*Plate 7: Two drains found at the northern end of the surviving cobbled floor surface, looking south-east*

Directly south of the two drains was the remains of two lengths of stone with a concaved drainage channel (0.10m wide) along the length. The northern stone block appeared to be *in-situ* but there was a gap between this and the southern one (0.71 x 0.29 x 0.14m), which also lay at an angle and could have been disturbed during the installation of the drains. South of the two stone blocks was a cobbled surface, which seemingly represented the interior surface of one of the rooms inside the canal-related building, as shown on the Ordnance Survey map of 1890 (Fig 3). This surface had been truncated by the insertion of a modern, square, metal tank, the cut clearly visible filled with modern levelling material for the recent car-park surface. The cobbled floor had also been truncated to the south, where a sondage revealed the possible remains of an earlier stone-flagged floor, below which, was the brown sand and river pebble deposit (Plate 10). No further excavation took place below this deposit.





*Plate 8: The remains of two stone blocks with concaved drainage channel along the length, looking east*



*Plate 9: The remains of an interior cobbled floor e, looking north-west*



Directly to the south were the remains of a hand-made brick wall bonded with lime mortar, aligned east/west. The wall was exposed for a length of 1.56m, and survived to a width of 0.24m (2 brick courses) and height of 0.28m (3.5 brick-courses). It is probable that this formed the southern partition wall of third room from the north.



*Plate 10: Possible remains of a stone-flagged surface in an area between the cobbled floor and an early hand-made brick wall, looking south-east*

South of this wall, at the southern end of the trench, was a concrete floor that continued into the south-western extension to the trench, where it was possible to lift an area to see what lay beneath. This revealed two further layers of flooring consisting of a hand-made brick surface one-two courses thick below the concrete with an earlier floor surface below. It was difficult to determine the construction type, but it appeared to be bricks, packed tightly together and had a dark grey coating on the upper surface. It is possible this could have been the original floor surface, but awaits confirmation via further excavation. At the far western end of the trench extension, at the edge of the hand-made brick surface, were the remains of a wall, the position of which corresponds to the western wall of the southernmost room of the row of buildings shown on the Ordnance Survey map of 1890 (Fig 3).

No internal surfacing was found to the west of the wall, which again corresponds with mapping that shows this area was external, even after the extension of the stable block building.





*Plate 11: Remains of a hand-made brick wall at the south-eastern end of the trench, with concrete surface beyond, looking south-east*



*Plate 12: The extension of the trench at the south-eastern end, showing two earlier brick surfaces below the concrete floor, looking north-east*

### 4.3 Trench 2



A 15 x 2m evaluation trench, aligned north-west/south-east, was located towards the centre of the development site in an area occupied formerly by the recently demolished Eider House. This area was targeted due to the possibility of it retaining remains of 18<sup>th</sup>-century workers' housing and a public house, which had fronted the former Junction Street, presently the entrance to the recently closed car park.

The uppermost material consisted of 0.10m of gravel, which had formed levelling for the modern car-park surface. This overlay 1.90m of mixed demolition rubble, deriving from the demolition of the 20<sup>th</sup>-century office block, Eider House. At a depth of 2.30m from the modern surface was a re-enforced concrete floor surface, found at the south-eastern end of the trench, which can be attributed to the basement floor of Eider House. Along the southern length of the trench was a machine-made brick wall bonded with hard, grey concrete mortar, which appeared at 0.50m below the modern surface, surviving to a height of 1.80m. Traces of cross-walls could be seen in the exposed façade, all of which, can be attributed to the perimeter wall of Eider House (Plate 13-15).



*Plate 13: The results of Trench 2 showing the remains of the western wall of Eider House and associated concrete floor, filled by modern, mixed demolition rubble, looking north-west*





*Plate 14: The remains of the western wall of Eider House in Trench 2, looking west*



*Plate 15: The southern end of Trench 2, looking south*



#### 4.4 Trench 3

Trench 3 was located towards the eastern side of the study area, aligned north/south, and measured 20 x 2m. The trench was targeted on the footprint of domestic outbuildings and industrial warehousing. The results were very similar to those found in Trench 2, except no walls of Eider House were revealed. The ground consisted of 0.10m of gravel, overlaying 1.90m of mixed demolition rubble pertaining to the demolition of Eider House, with the same re-enforced concrete floor at a depth of 2m from the modern surface.



*Plate 16: The results of Trench 3 showing the concrete floor of Eider House, looking north*



#### 4.5 Trench 4

Trench 4 was located along the south-eastern side of the study area following the line of Ducie Street, aligned north-east/south-west, and measured 15x2m. The trench was targeted on the footprint of a row of 18<sup>th</sup>-/19<sup>th</sup>-century workers' housing. The results were the same as those of Trench 3, in which the ground comprised 0.10m of modern gravel levelling overlying 2.05m of mixed Eider House demolition material and a re-enforced concrete floor at a depth of 2.15m below the modern surface.



*Plate 17: The results of Trench 4 at the eastern end showing the concrete floor of Eider House, looking east*



## 5. Discussion

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### 5.1 Discussion

In total, four evaluation trenches were placed across targeted locations, and were intended to establish the presence or absence of buried remains pertaining to former workers' housing, a public house and domestic outbuildings, together with stables and a row of buildings associated with the Rochdale Canal. The Rochdale Canal Bill was passed in 1794 and by 1799 the canal was open between Sowerby Bridge and Todmorden and from Manchester to Rochdale. The canal was finally opened through to Manchester in 1804.

Whilst significant remains of the early 19<sup>th</sup>-century row of buildings survived in Trench 1, the construction of Eider House between 1908 and 1922 with its deep basement, had removed any previous archaeological remains across the eastern part of the site.

### 5.2 Trench 1

The archaeological remains found in Trench 1 represent a row of industrial buildings first shown on Johnson's map of 1819 on the southern side of the canal, which was running through Manchester by 1804. Therefore, it is safe to presume these buildings were associated with the commercial use of the canal.

Fairly substantial remains of walls and surfaces were found, which were easily identified on historic mapping. In the room at the south-eastern end of the trench, at least three different floor surfaces were found, the lower two consisting of hand-made bricks and the upper surface, concrete. This would suggest the use of the room might have changed over time, or this shows that the room was well maintained with the floor being replaced as and when necessary.

### 5.3 Trench 2

This trench had been placed targeting 18<sup>th</sup>-century workers' housing and a public house. These properties were demolished sometime between 1908 and 1922, after which, an office block was built on the site, first showing on the Ordnance Survey map of 1922. The remains found suggests that Eider House had been constructed with a deep basement encompassing the entire footprint of the building, as part of the western exterior wall of the former Eider House was found along the western length of Trench 2, along with the associated re-enforced concrete floor. Therefore, it can be deduced from the remains that no archaeological remains have survived in the eastern part of the site. This is corroborated by site investigation works that have been carried out for geo-technical purposes, which similarly revealed a concrete floor surface at depth, which was approximately 0.12m thick and overlay the natural clay geology.

### *5.4 Trench 3*

Trench 3 had been targeted over domestic buildings and industrial warehousing. The archaeological remains had suffered the same fate as those in Trench 2. The results of the trenching showed only modern, mixed demolition rubble and a concrete floor, which can be attributed to the basement of Eider House.

### *5.5 Trench 4*

Trench 4 had been targeted over 18<sup>th</sup>-/19<sup>th</sup>-century workers' housing, which had probably fronted Ducie Street (formerly Whittles Croft 1831). As seen with Trenches 2 and 3, the basement of Eider House had removed any trace of these remains. The results obtained from the excavation of the trench revealed the same mixed demolition rubble and concrete floor.

## 6. Significance and Impact

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### 6.1 Significance

The archaeological evaluation has demonstrated that the western part of the study area, to the west of the former Junction Street, has considerable potential for the survival of buried archaeological remains, and specifically those pertaining to early 19<sup>th</sup>-century industrial buildings, probably associated with the building and use of the Rochdale Canal. It is not considered that any of these remains are of national importance that would necessitate preservation *in-situ*, although, in archaeological terms, the remains encountered during the evaluation are considered to be of local significance, and merit further, more detailed investigation prior to any damage or destruction that will be necessitated by the proposed construction works. The results to the east of former Junction Street contained no surviving archaeological remains targeted during the evaluation and therefore require no further investigation.

The archaeological evaluation has provided a valuable opportunity to investigate the physical remains of the initial development and urbanisation of part of Manchester during the 19<sup>th</sup> century. The investigation has revealed remains of building types from the early 19<sup>th</sup> century, probably associated with the canal age that are not often observed within some larger-scale excavations of similar excavations.

### 6.2 Impact

The proposed development will necessitate considerable ground-moving works across the eastern part of the site, which will inevitably have a substantial negative impact on the sub-surface archaeological resource. An appropriate scheme of further archaeological investigation in advance of development will therefore be required to mitigate the ultimate loss of the buried remains.

Following consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisors to Manchester City Council, it is recommended that a programme of detailed archaeological excavation of the eastern part of the site would be an appropriate course of action to mitigate the damage or loss of the archaeological remains. This should be targeted on the footprint of the surviving remains of the early row of industrial buildings, and should be intended to establish the plan form, chronology, and dating for a group canal associated buildings. An Updated Written Scheme of Investigation for this additional excavation is presented in *Appendix 2*.

## *Acknowledgments*

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Salford Archaeology would like to thank Richard Lockey of Kilmartin, Plowman & Partners Ltd for commissioning and supporting the archaeological works on behalf of Evans Dakota Ltd. Thanks are also expressed to Rob Rushworth of GMI Construction Group for logistical support. Salford Archaeology would also like to thank Norman Redhead for providing monitoring support and advice through GMAAS.

The on-site excavations were conducted by Mandy Burns, assisted by Graham Mottershead and Matthew Boughen. This report was compiled by Mandy Burns, and illustrated by Richard Ker. The report was edited by Ian Miller, who was also responsible for project management.



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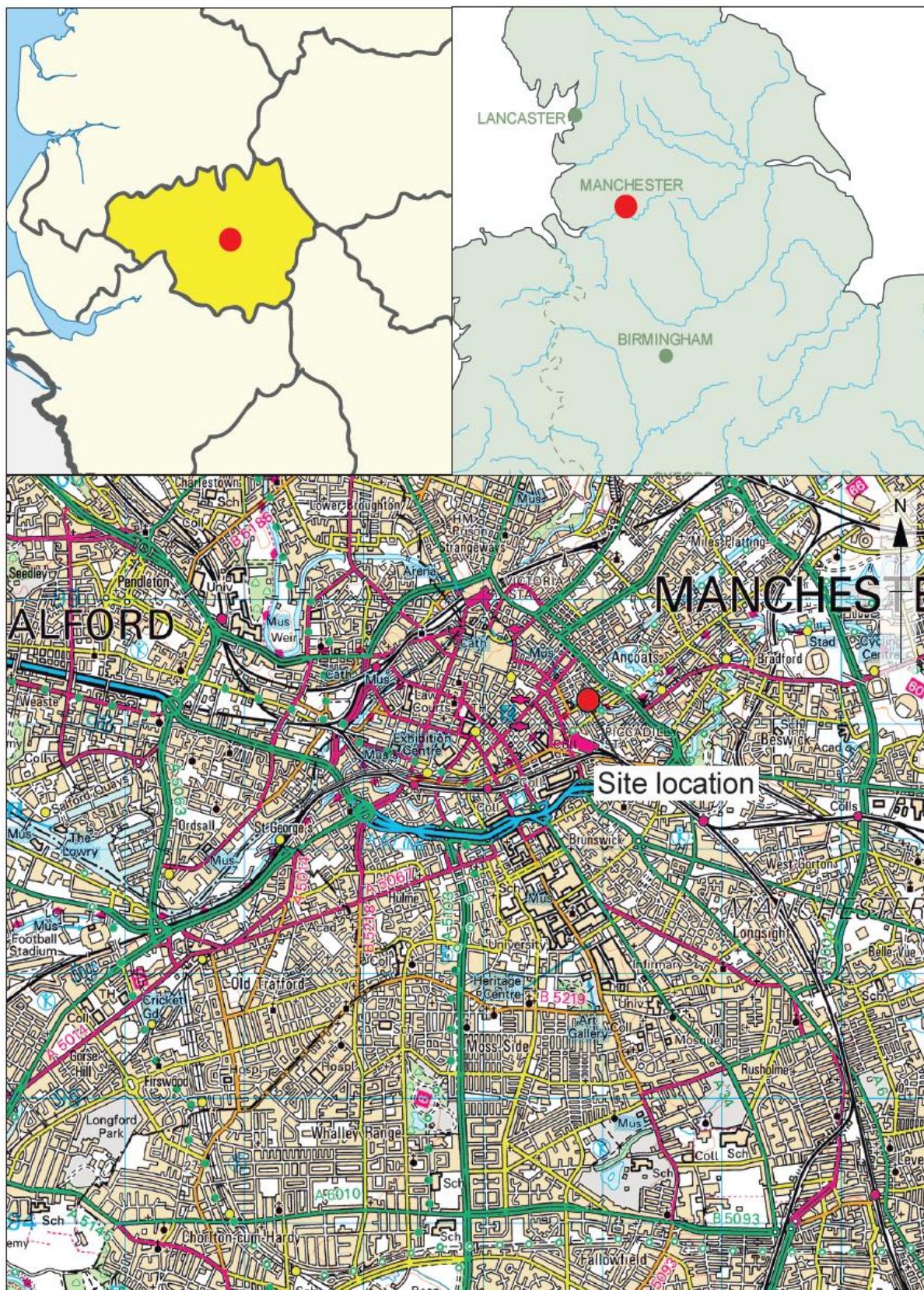
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## *Appendix 1: Figures*

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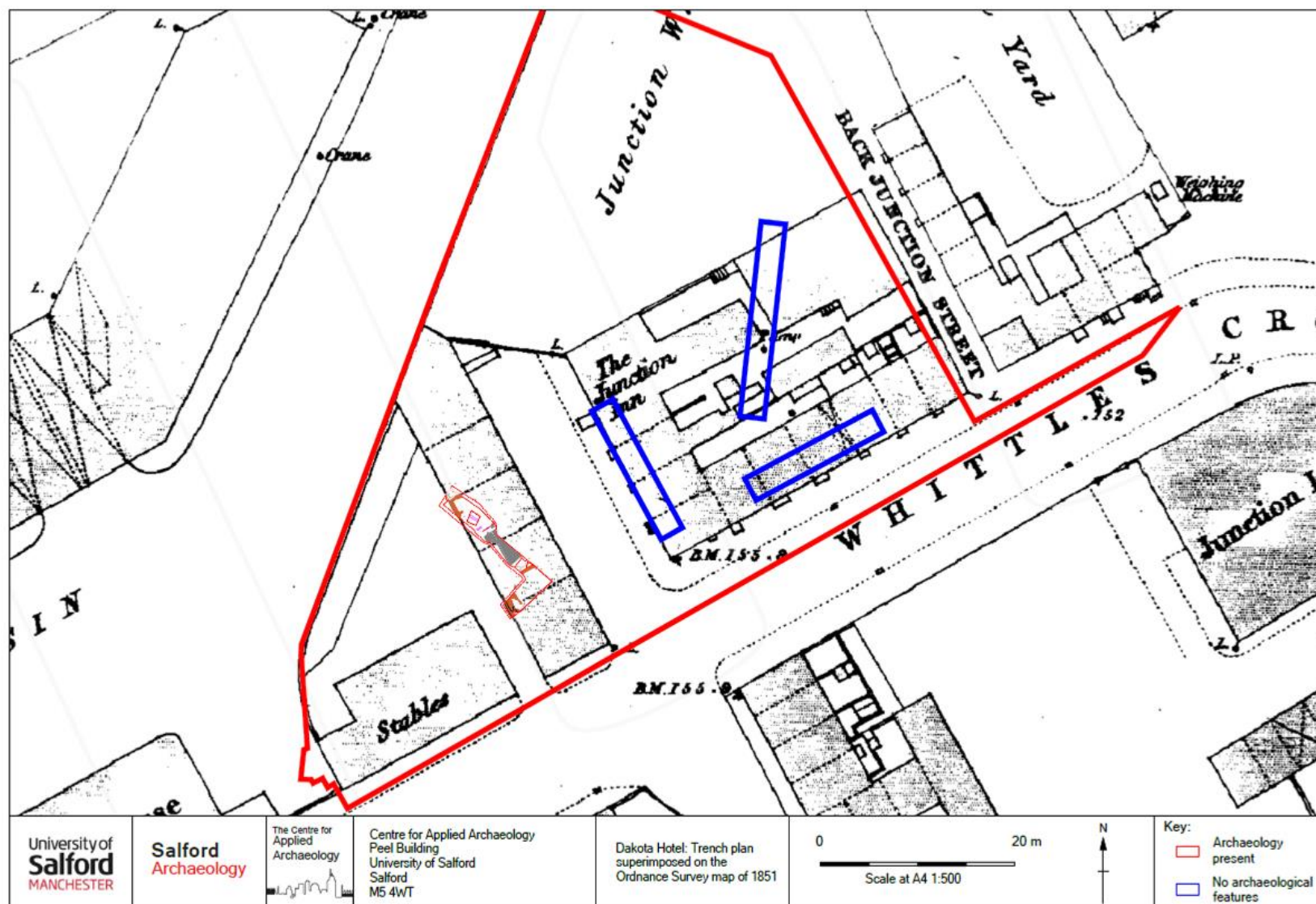
- Figure 1: Site location
- Figure 2: Trench locations superimposed on the Ordnance Survey map of 1851
- Figure 3: Trench locations superimposed on the Ordnance Survey map of 1891
- Figure 4: Trench locations superimposed on modern mapping
- Figure 5: Plan of the excavated remains in Trench 1

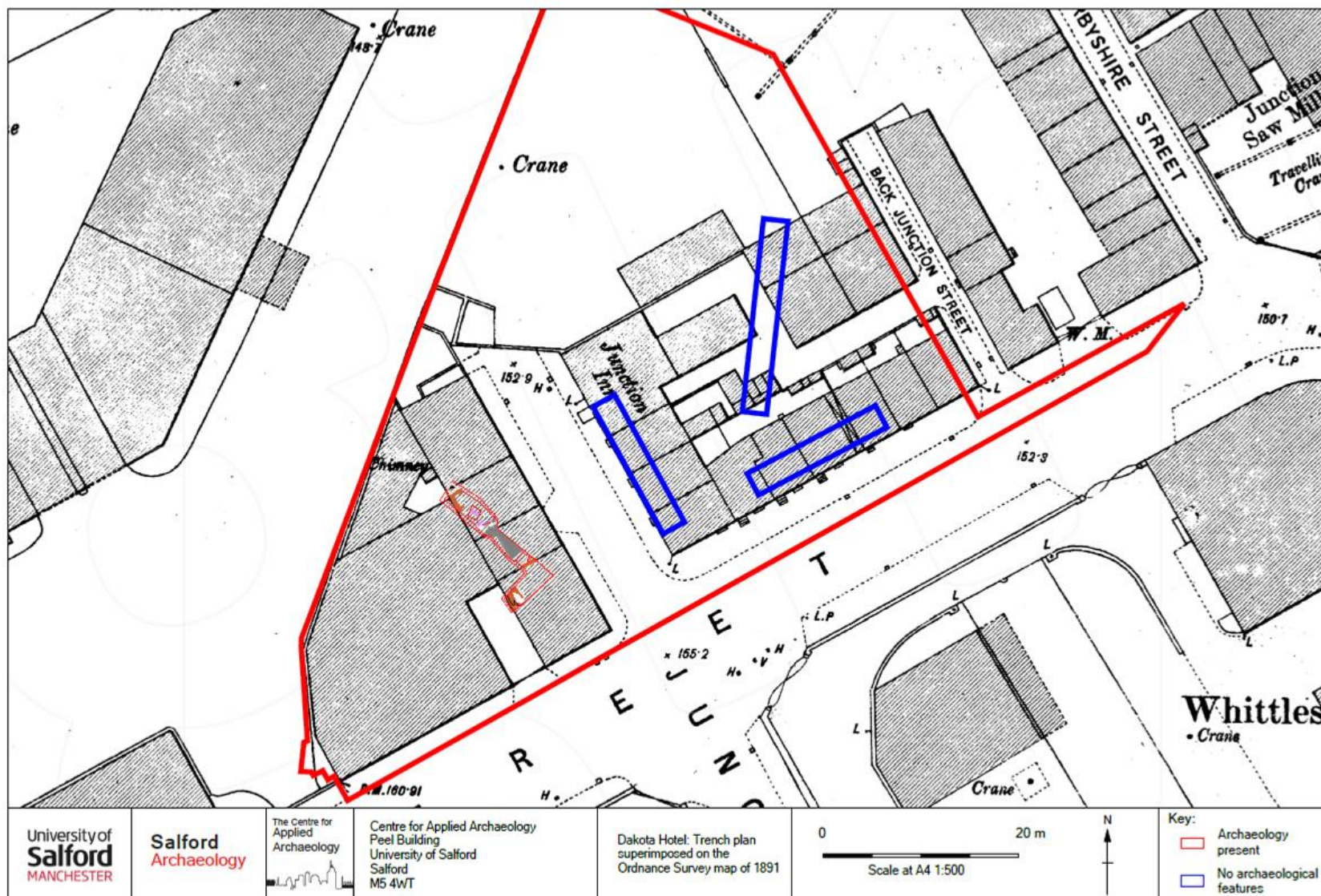




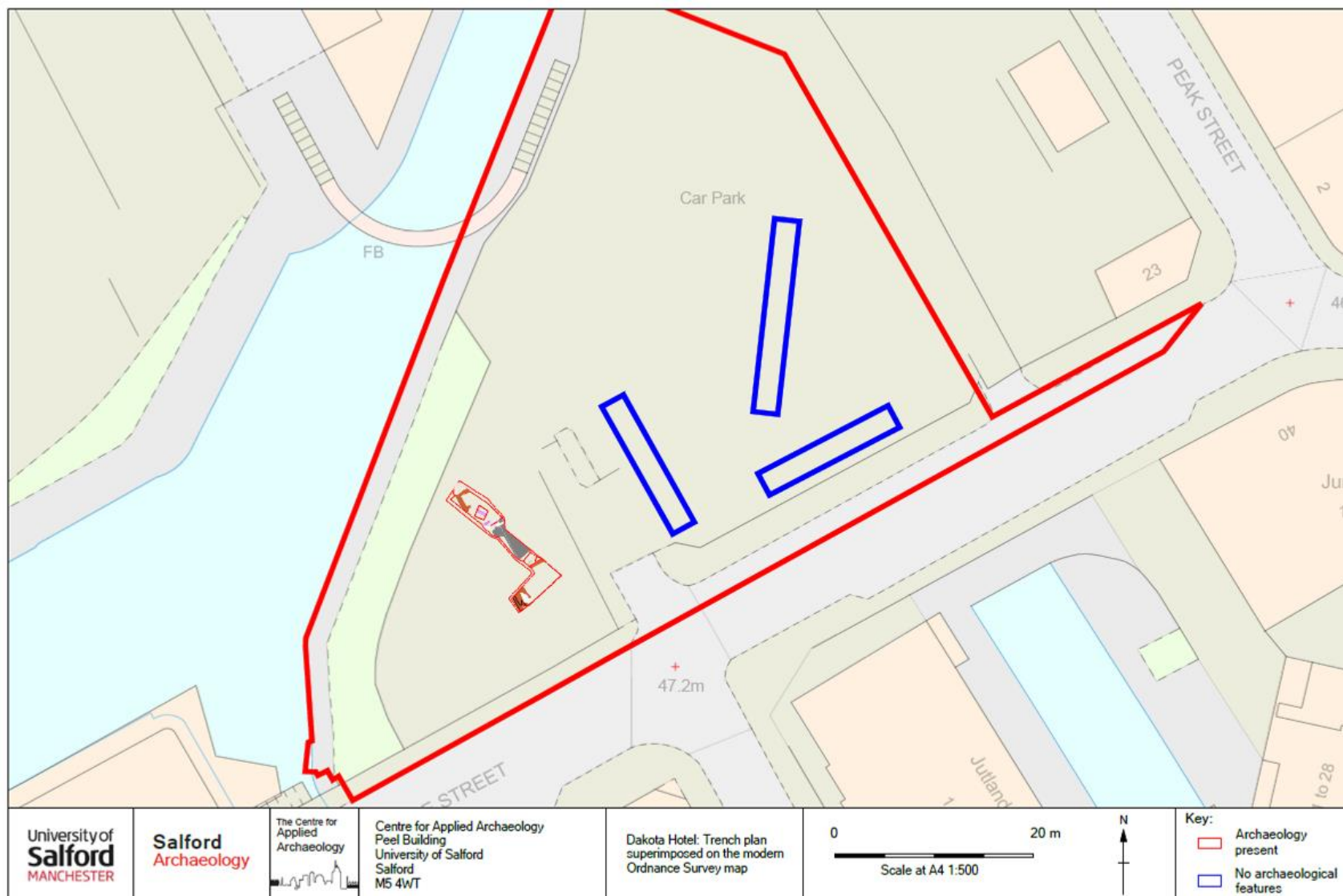
<p>University of <b>Salford</b> MANCHESTER</p>	<p><b>Salford</b> Archaeology</p>	<p>The Centre for Applied Archaeology</p>	<p>Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU</p>	<p>Figure 1: Site location Scale 1:50,000</p>
<p>Reproduced from the Landranger 1:50,000 scale by permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office© Crown Copyright 2016.</p>				

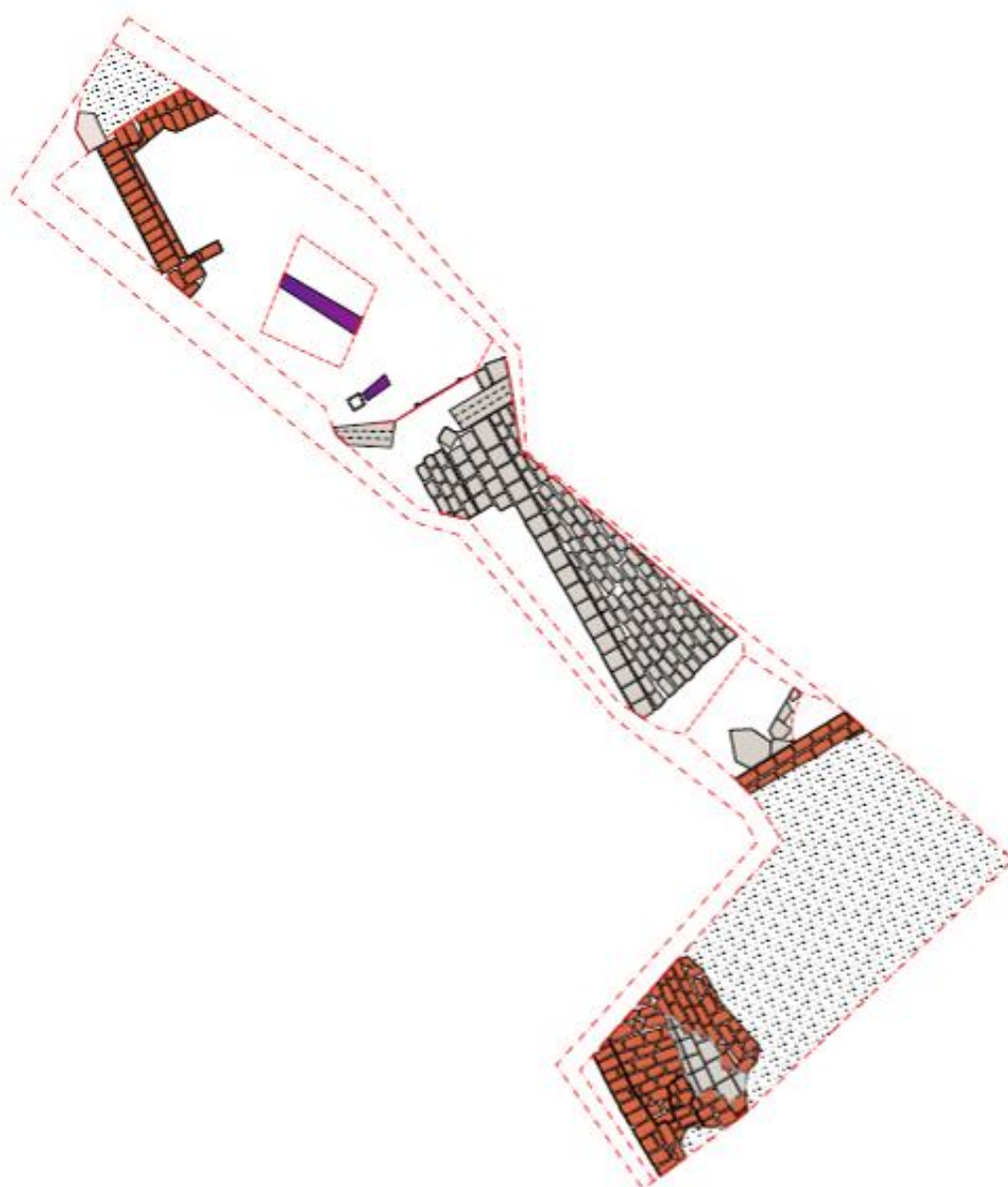












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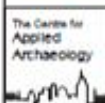
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Key:

- Trench
- Bricks
- Stones
- Flags / Setts
- Concrete
- Drain

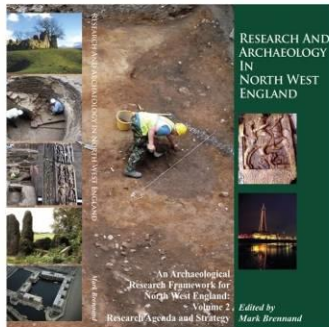


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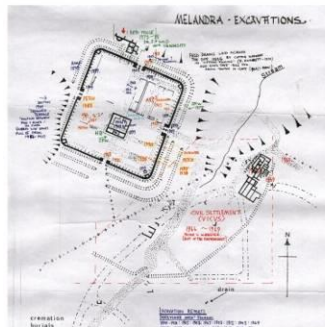
Dakota Hotel, Duke Street: Trench 1, general plan



### CONSULTANCY



### DESK BASED ASSESMENTS



### WATCHING BRIEF & EVALUATION



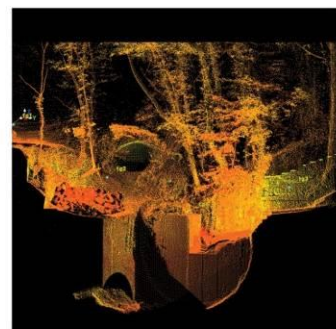
### EXCAVATION



### BUILDING SURVEY



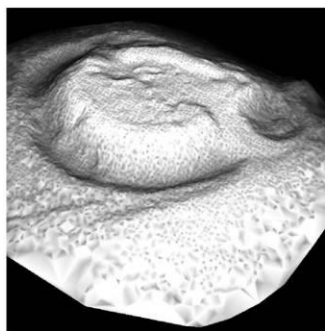
### 3D LASER SCANNING



### COMMUNITY INVOLVEMENT



### LANDSCAPE SURVEYS



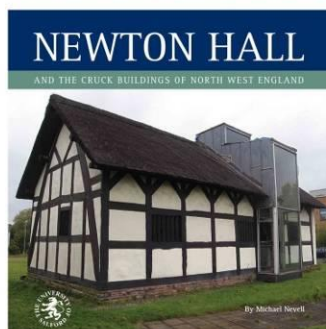
### GEOPHYSICAL SURVEYS



### WORKSHOPS & VOCATIONAL TRAINING



### RESEARCH PUBLICATIONS



### SEMINARS, DAYSCHOOLS CPD EVENTS

